



SALE

Hoyt Harbor Gas Station and Convenience Store

4459 CRISFIELD HIGHWAY

Crisfield, MD 21817

PRESENTED BY:

ANDREW BALL

O: 410.543.2440 x118

andy.ball@svn.com

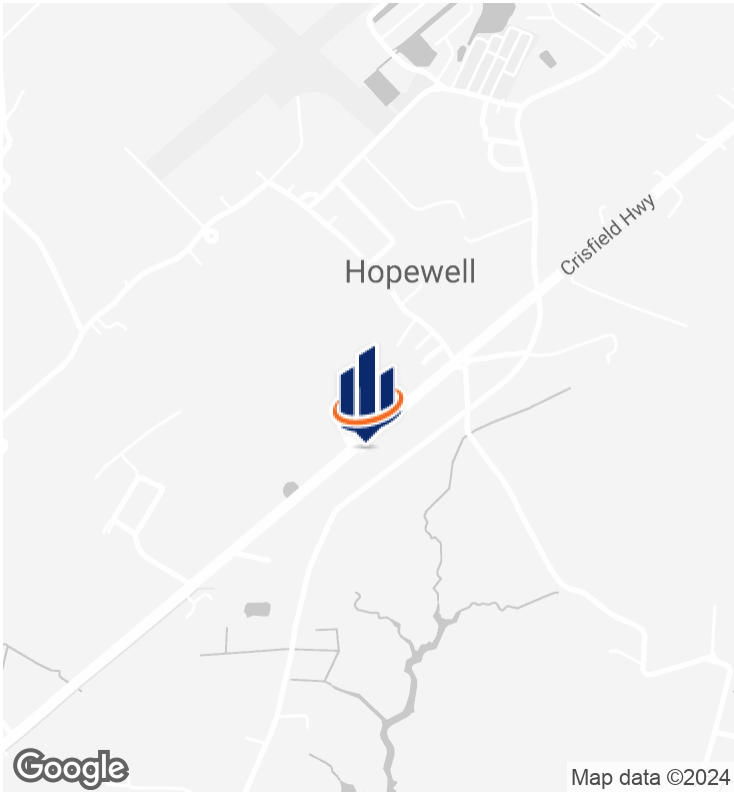
MD #36569

ALLISON CONICK

O: 410.543.2440 x114

allison.conick@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
BUILDING SIZE:	4,712 SF
LOT SIZE:	1.15 Acres
YEAR BUILT:	1990
RENOVATED:	2023
ZONING:	Commercial
MARKET:	MD Eastern Shore

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PROPERTY OVERVIEW

Gas Station, Convenience Store, & Restaurant

PROPERTY HIGHLIGHTS

- Gulf Gasoline Franchise serving Diesel, Regular, and Ethanol Free with a PNG contract in place through 12/31/2025. There is an owner option to terminate the PNG contract.
- Full service convenience store, carry out, and optional restaurant
- When previously operated by owner in 2019 there was \$1,875,00.00 in annual sales without selling ALCOHOL, TOBACCO or LOTTERY
- Store, kitchen, coolers, roof and pumps were all redone/replaced in 2016. Roof over restaurant replaced in 2020
- 4 commercial units with monthly rents of \$775, \$600, & \$600. 1 being utilized as a dining room and the others fully occupied.
- Property just had the underground tanks renovated & the parking lot repaved.
- Tanks are 100% in compliance and are iron tanks with a fiberglass coating with a 50-60 year life. Please review the documents tab for all recent work completed.

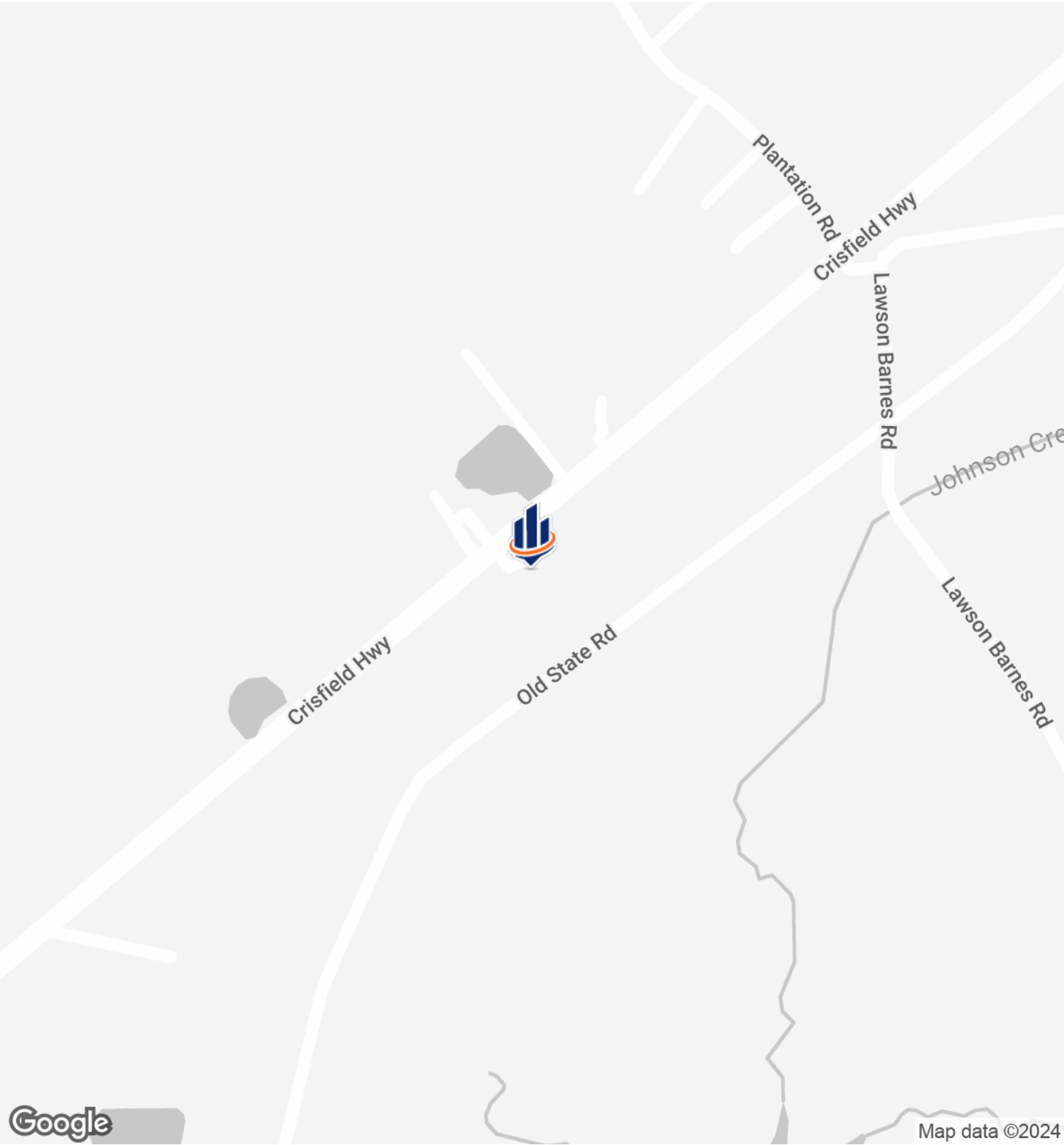
ADDITIONAL PHOTOS



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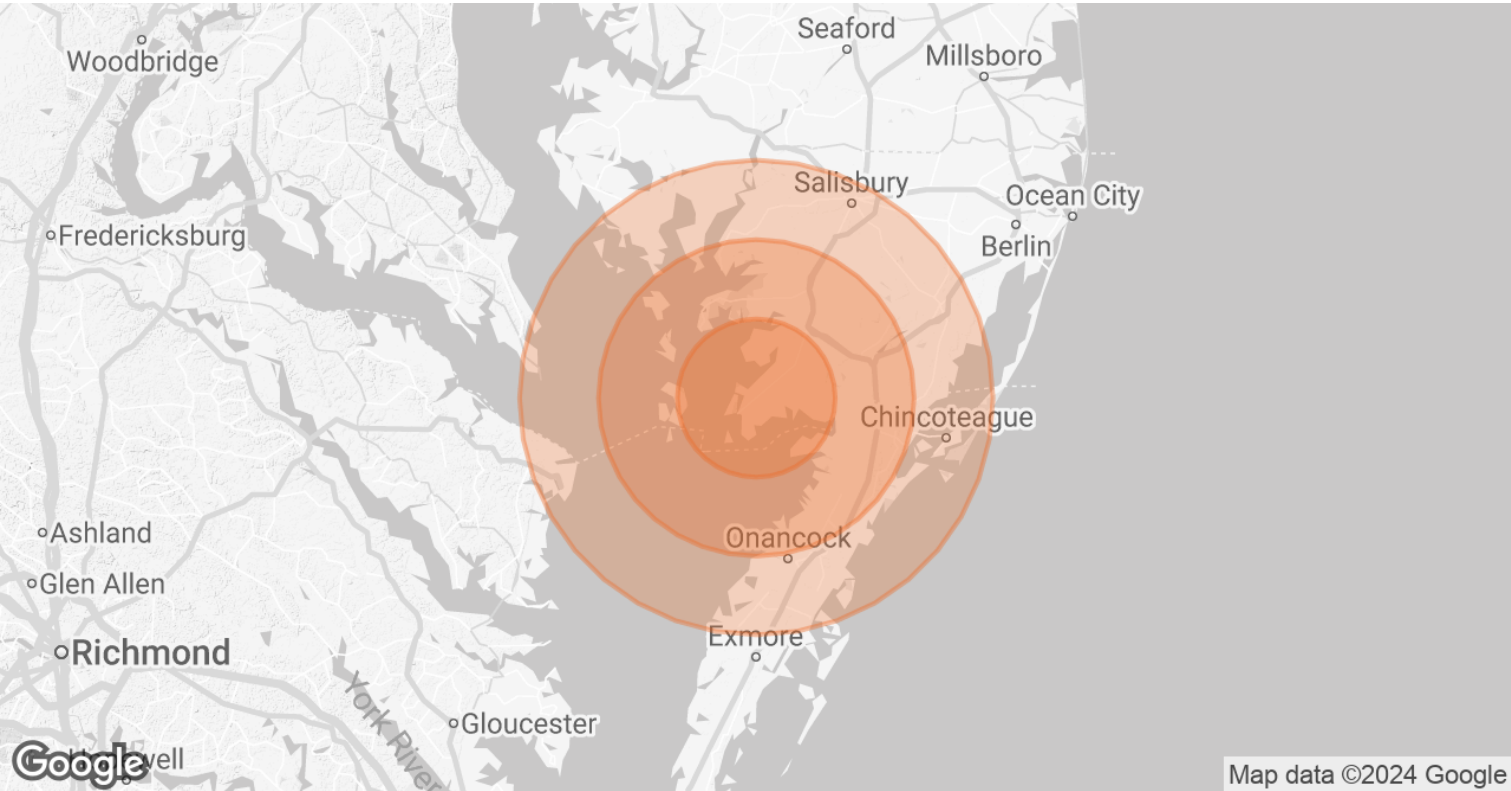
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	10 MILES	20 MILES	30 MILES
TOTAL POPULATION	7,625	40,728	136,977
AVERAGE AGE	45.0	39.7	36.5
AVERAGE AGE (MALE)	45.7	37.2	34.9
AVERAGE AGE (FEMALE)	44.1	41.7	37.5

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
TOTAL HOUSEHOLDS	3,260	13,844	49,041
# OF PERSONS PER HH	2.3	2.9	2.8
AVERAGE HH INCOME	\$50,261	\$50,875	\$60,320
AVERAGE HOUSE VALUE	\$223,511	\$177,678	\$210,678

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO 1



ANDREW BALL

Senior Advisor

andy.ball@svn.com

Direct: **410.543.2440 x118** | Cell: **410.422.3672**

MD #36569

PROFESSIONAL BACKGROUND

Andy Ball is a Salisbury native with over 25 years sales experience in various capacities ranging from Commercial RE Sales and Leasing, new construction, residential real estate and medical sales. At SVN-Miller he is A Commercial Real Estate Sales and Leasing Advisor specializing in Land sales and Tenant representation. He is also part of the Property Management Team managing a small portfolio of properties with a diverse product mix of multi family housing to Large National Tenant Centers. Outside of multiple Land/Farm transactions his most recent clients have included Salisbury University, Goose Creek Marina & the Hideaway Grille, The Pit and Pub Restaurant, Season's Best Antiques, Taylor's BBQ, Wicomico County Fraternal Order of Police, Salisbury Neighborhood Housing, NHI REI purchasing multi-family investment properties, Balanced Point Wellness, and many others.

Andy is a graduate of Salisbury University who has deep ties to the local community and enjoys taking advantage of all the outdoor opportunities living on the Eastern Shore affords.

EDUCATION

Bachelor of Psychology

MEMBERSHIPS

National Association of Realtors

Maryland Association of Realtors

Coastal Association of Realtors

CPM Candidate- Commercial Property Manager

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ADVISOR BIO 2



ALLISON CONICK

Advisor

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Direct: **410.543.2440 x114** | Cell: **443.365.2240**

PROFESSIONAL BACKGROUND

Since 2008, Allie's career has been focused on assisting our local agriculture community. Starting in the Commercial Banking industry, she began working as a Financial Advisor to local farmers and business owners on the Eastern Shore. After spending 7 years in the Commercial Banking space, Allie switched careers and entered into the Farm Credit System, which is a nationwide lending network made up of cooperative banks and associations who specializes in providing lending to Agricultural individuals and Ag related businesses throughout the United States. Throughout her time serving Farmers and Rural residents of the Eastern Shore of Maryland, Delaware and Virginia Allie noticed a need for a locally dedicated Land and Farm Commercial Real Estate specialist and pursued her Real Estate license in 2019. In 2014 SVN Miller Commercial Real Estate formalized The SVN Land Group and began a re-branding in 2019 and extended the opportunity for Allie to focus on the Agriculture sector with the vision of putting our clients needs first and helping all those with interest of buying or selling Agricultural properties in Maryland, Delaware and Virginia. To date, The SVN has closed over \$150 Million in land through the transfer of more than 30,000 acres. SVN represents the largest portfolio of land purchased in Maryland, Delaware and Virginia over the last 5 years and continues to be leader in all Agricultural Real Estate Transactions.

EDUCATION

Commercial Lending School, Farm Credit System 16'

SE AG Lenders School, Clemson University Extension 15'

Mount St Mary's University, Emmitsburg Md, Bachelor of Arts 08'

Mardela Middle and High School 04'

MEMBERSHIPS

University of Maryland Wicomico Extension Advisory Council

Delmarva Poultry Industry

National Poultry Council

MarDel Watermelon Association

Maryland Farm Bureau

Wicomico County Farm Bureau

Somerset County Farm Bureau

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